



QUINCY PLANNING BOARD
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PLANNING BOARD MEETING MINUTES

Wednesday, May 14, 2014

MEMBERS PRESENT: Chairman William Geary, Glen Comiso, Richard Meade

MEMBERS ABSENT: James Fay, Coleman Barry

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Margaret Hoffman, Principal Planner
Kristina Johnson, Planning, Transportation Director
Robert Stevens, Urban Renewal Planner

Meeting called to order and attendance roll call taken at 7:10 PM by Chairman William Geary.

VOTE TO ACCEPT MARCH 12, 2014, PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the April 16, 2014, Planning Board meeting minutes as presented.

SECOND: Member Glen Comiso

VOTE: 3-0 MOTION CARRIES

Chairman Geary explained that the meeting could be held as there was a quorum present but that certain items on the agenda may have to be deferred until at least four of the five members are present. Dennis Harrington Planning Director explained that it may be possible to continue with the cases on the agenda if the Board were to invoke the Mullin's Rule allowing the absent members to vote on the case at the next meeting if they were to sign an affidavit that they have reviewed the transcripts of the cases and were provided with all of the relevant testimony.

Public Hearing, 10 & 18 Merrymount Road, Special Permit and Site Plan Review, Planning Board Case 2014-05

Chairman Geary explained to the attendants that this hearing could not be opened due to a lack of members as required. Planning and Community Development Director Dennis Harrington explained the rules of conduct to the Board and recommended that the Board discuss the options with the applicant. Ed Fleming, Attorney for the applicant requested a continuance of the public hearing until the next available Planning Board meeting. Chairman Geary apologized for the lack of quorum to the residents and applicants. **Member Richard Meade motioned to continue the public hearing for 10 & 18 Merrymount Road to Wednesday June 11, 2014. Member Glen Comiso seconded the motion and the Board voted unanimously.**

Public Hearing, 33 Grafton Street, Site Plan Review, Planning Board Case No. 2014-07

Director Harrington determined that neither the applicant nor their representatives were present and the hearing was not opened. It will be rescheduled and notice will be mailed.

(Planning Director Harrington Left the Meeting Room)

Public Hearing, 8-10 Newhall Street, Site Plan Review, Planning Board Case No. 2014-08

Chairman Geary read the Public Hearing notice into the record. Christopher Harrington, Attorney for the applicant gave an overview of the project. He explained that the lot was suitable for the proposed 3-unit development and that no variances were required. Stable and house pre-date zoning and are therefore lawful pre-existing, non-conforming structures. Chairman Geary asked Attorney Harrington to share the photos of the site with the audience. Chairman Geary also asked whether the gravel area that remained after construction would be landscaped and would not be used for further parking area. Attorney Harrington assured the Board that this area would not be used for parking and would be landscaped when construction was complete. There will be two parking spaces per unit on site. Chairman Geary asked the audience if anyone had comments or questions and explained that the audience could also express their concerns in writing if they desired. Ivana George of 185 Billings Street expressed that she was happy with the site and looked forward to the currently run down stable being removed. **Member Richard Meade made a motion to close the hearing. Member Glen Comiso seconded the motion and it was so voted unanimously.** Robert Stevens, Urban Planning Director gave an overview and recommendations to the Board. Due to the limited scope of the project the traffic study, wind and shadow study and peer review requirements had been waived. They had received comments from the Engineering Department and Inspectional Services Department. They reviewed stormwater management systems and they were acceptable to the City's engineer, water and sewer will be connected directly to the street, any disruption to the sidewalk will be repaired in full. The plan will need Zoning Board of Appeals finding for the change of use. Mr. Stevens recommended that the Board approve the plan with the following conditions: Applicant shall submit a maintenance plan for the proposed drainage system; Applicant shall replace all concrete sidewalk panels that are impacted by the proposed water and sewer connections in their entirety; rear area of the lot and area around structure to be landscaped after completion of construction. Chairman Geary then asked Attorney Harrington if he is willing and able to represent on behalf of his client that the applicant can and will comply with the conditions as stipulated by Mr. Stevens. Attorney Harrington confirmed that he is. **Member Richard Meade made a motion to approve the Site Plan with Special Conditions as discussed. Member Glen Comiso seconded the motion and it was so voted unanimously.**

Public Hearing, 226 Quincy Avenue, Special Permit and Site Plan Review, Planning Board Case No. 2014-06

Kristina Johnson, advised the Board that Director Dennis Harrington recommended they take up the public hearing and utilize the Mullin's Rule in order to continue. Chairman Geary read the public hearing notice for the continued public hearing into the record, and the Public Hearing was reopened. **Member Richard Meade made a motion to have the hearing proceed under the Mullins Rule in order to continue the hearing. Member Glen Comiso seconded the motion and it was so voted unanimously.** The absent Board members will be given a transcript and all pertinent information pertaining to the hearing.

Ms. Kristina Johnson, Planning, Transportation Director, and the project manager for this case gave a brief overview of the project and noted that the project is subject to a finding by the Zoning Board of

Appeals. It was determined after an analysis of the project by the Planning staff that this project did not warrant a full traffic study and that requirement was waived. She then turned the floor over to the applicant's attorney Christopher Harrington. Mr. Harrington gave a brief history of the project and explained that the property had received variances from the ZBA approximately 21 years ago for parking, setbacks, number of structures on the lot and number of loading bays. He indicated that the current proposal would bring several of these issues into conformance. Mr. Harrington introduced the applicant's engineer, Paul Turrell. He explained that the proposed plan would improve the flow of traffic on the site as well as stormwater drainage. The addition will essentially replace the existing free-standing building for storage. The addition will not add any floor area and is not anticipated to increase the amount of customers. Jim White, the City's review engineer gave his recommendations. Attorney Henry Levin, representing Robert Boudreault an abutter at 242 Quincy Avenue explained a situation involving an encroachment between the two parties and indicated that they are working with the owners to come to an agreement about the situation. Chairman Geary explained that the encroachment was beyond the Planning Board's purview but appreciated the information. **Member Richard Meade made a motion to close the public hearing. Member Glen Comiso seconded the motion and it was so voted unanimously.**

Kristina Johnson, Planning Transportation Director recommended that the Board approve the requested Special Permit, Site Plan approval with the following conditions:

- 1) The applicant shall follow, to the greatest extent feasible, the landscaping and planting plan contained in the engineered site/civil plans dated April 30, 2014.
- 2) The applicant shall work to eliminate conflicts between pedestrian and vehicular traffic on-site and shall implement safe, pedestrian crossings from the parking areas to the building as appropriate and feasible.
- 3) The applicant shall ensure that the final site plans note the drain manhole locations and associated piping. Further, the applicant shall ensure that the final plans show the proposed roof drain from the proposed addition and that the first inch of storm water runoff is adequately infiltrated.
- 4) The applicant shall provide handicap parking and associated signing in accordance with the Massachusetts Architectural Access Board (MAAB) and the State Building Code, and shall provide a safe means of access from the handicap parking to the building entrance. Further, the applicant shall construct the building entrance in compliance with the MAAB and State Building Code.
- 5) The applicant shall improve the driveway entrance island. Specifically, the applicant shall reset the curb and improve the overall aesthetics of the island.
- 6) The applicant shall submit a photometric plan for review and final approval. This plan shall include the installation of a timer which will be set to turn off the exterior lighting at times to be determined prior to the final decision being issued.
- 7) The applicant shall construct a retaining wall along the property line in the area where the building is being demolished along with a guardrail.
- 8) The applicant shall install a grease trap that is properly vented for kitchen waste at the food preparation area.
- 9) The applicant shall ensure final plans show the size and location of the sewer pump for the new addition.
- 10) The applicant shall ensure that the existing water service to the building slated for demolition is cut and capped at either the main or at the connection to the supermarket's water line. Final plans need to reflect this change in water service.
- 11) Upon completion of the project, the applicant shall furnish along with the digital file as built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 12) The applicant address any other outstanding issues raised in the interdepartmental review of the proposed project.

- 13) Minor changes to the Final Development Plans may be allowed subject to the review by the Director of Transportation Planning and the approval of the Planning Director of Substantial changes and/or plan revisions are subject to the review and approval of the Planning Board.
- 14) The terms and conditions of this Site Plan Review, Special Permit shall inure to the benefit of, and be binding upon, all successor owners of the project site.
- 15) Deliveries to the business after construction is complete will be limited to specific times which will be determined prior to the final decision being rendered.
- 16) The hours for construction activities and delivery of materials will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless same are approved by the Building Commissioner.

Member Richard Meade made a motion to approve the application for Special Permit Site Plan review with the conditions as amended and to utilize the Mullins Rule in order to have the absent Board members be eligible to vote on the application. Member Glen Comiso seconded the motion and it was so voted unanimously.

BUSINESS MEETING:

Agenda Item 1: Execute Planning Board Decisions (2):

- 39(-47) Fayette Street, Site Plan Review, Planning Board Case No. 2014-02 – The Board endorsed the decision.
- 54 Miller Street, Special Permit – Signage Only with Conditions, Planning Board Case No. 2012-02 – The Board endorsed the decision. Planning Director Dennis Harrington gave the Board a brief overview of the project and explained that the applicant had complied with the outstanding issues on the site. There was no further action necessary from the Board.

Agenda Item 2: status of South Shore YMCA, 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: status of Site Plan and Building Revisions

Richard Alfonso of Tetra-Tech, engineer for the YMCA gave a status update on the YMCA project and indicated that the new building was complete and being used. The existing building was in the process of being demolished but there was a delay due to removal of asbestos. There is also landscaping and parking that needs to be completed but they are waiting until the demolition is finished. Tom Niles, LT Development the owner's representative on the site showed the Board a new timeline of events which showed that the project should be completed by the end of September prior to the beginning of school. Dennis Harrington, Planning Director explained that the city and neighbors are understandably frustrated with the project. The HVAC units are obtrusive and the applicant will be bringing in a new plan for screening those in June. He also stated that the applicant would need another public hearing in September in order to complete the demolition. Chairman Geary told the audience that he would welcome their comments in writing.

Agenda Item 4: Review of City Council Order 2014-0107 related to sale of city owned land located at 20 Furnace Ave.

Planning Director Dennis Harrington explained to the Board that this was an item for the Planning Board's review only and that no vote was needed by the Board. They City Council simply needed to inform the Planning Board that this land was for sale. **Member Meade made a motion to inform the**

City Council that the Planning Board had no objection to the sale of this property. Glen Comiso seconded the motion and it was so voted unanimously.

The next Planning Board meeting was set for June 11, 2014.

Member Richard Meade made a motion to adjourn at 8:55 p.m. Member Glen Comiso seconded the motion and it was so voted unanimously.